

May 25, 2007

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

SUBJECT: **Unity Medical Parking Lot Expansion**
CBBEL Project No. 02-038 (GA)

DEVELOPER/OWNER: T. J. Gall & Associates

LOCATION: **40° 23' 48" Latitude**
-86° 50' 15" Longitude

RECOMMENDATION: **Final Approval**

Paved parking will be provided on Lot 12, Section 4 of the Crosspointe Commercial Subdivision to serve the Unity Medical Center. The project site is located on the east side of Creasy Lane (County Road 350 East) and south of Amelia Drive in the city of Lafayette. The approximately 2.3-acre, grass-covered lot currently drains southeasterly toward the Treece Meadows Relief Drain, which is contiguous with the southeast boundary line of Lot 12. A storm sewer network will be installed to capture and convey runoff directly to the west bank of the Treece Meadows Relief Drain. Approximately 2 acres of hard surface area will directly discharge to the Treece Meadows Relief Drain, with a maximum encroachment of 33 feet of proposed parking area within the established 85-foot wide drain easement.

This project will have a direct outlet to the Treece Meadows Relief Drain. The Treece Meadows Relief Drain is part of the Wilson Branch of Elliot Ditch, which is tributary to the Wilson Branch Regional Detention Facility. The proposed development will result in an encroachment into the Treece Meadows Relief Drain easement. The project site is located within the city of Lafayette corporate limits and the Elliot Ditch 305(b) Priority Watershed.

This project was previously reviewed in memorandums dated January 18 and February 2, 2007. The project received Final Approval with Conditions at the February 7, 2007 Tippecanoe County Drainage Board Meeting. The Treece Meadows Relief Drain easement encroachment petition received final approval at the March 14, 2007 Tippecanoe County Drainage Board Meeting. The applicant has submitted information to address the conditions of the approval and, after a review of this information; CBBEL recommends final approval of the stormwater management plan.

Since the project site is located within the city of Lafayette, CBBEL conducted a review only of the stormwater quantity impacts on Tippecanoe County regulated drains, and did not conduct a review of the Stormwater Pollution Prevention Plan (SWPPP). The applicant must still obtain approval of the proposed stormwater management plan and the proposed SWPPP from the city of Lafayette Engineer's Office.

No on-site stormwater detention is required for the proposed project, as it has a direct outlet to the Treece Meadows Relief Drain, and is tributary to the Wilson Branch Regional Detention Facility.

The applicant must still pay any final drainage review fees per Ordinance 2005-04-CM.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: The Schneider Corporation

DWE/jd

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